Karen Johnson Davidson County
Batch# 1157288 DEEDWARR
07/12/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240712-0052351

WARRANTY DEED

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2024

Notary Public
MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Nemke	New Owner	093-06-1-J-020.00 CO
(NAME)	(NAME)	
415 Church Street, Unit 1103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kimbrough L. Dunlap, III and wife, Paula R. Dunlap,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Nemke and Jennifer Nemke, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being known as Unit No. 1103 of The Horizontal Property Regime of Viridian Condominiums, pursuant to Master Deed in Instrument No. 20061004-0122833, and Addendum of record as Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536 (which assigned parking spaces #517 for Unit No. 1103), Instrument No. 20140128-0007721, corrected by Instrument No. 20140530-0046816, Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490 and Instrument No. 20230915-0072432, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kimbrough L. Dunlap III and wife, Paula R. Dunlap, by Warranty Deed from Leeanne Nichols n/k/a Leeanne H. Billen and husband, David C. Billen, dated November 5, 2012, of record in Instrument No. 20121107-0103023, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 415 Church Street, Unit 1103, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of Viridian Condominiums, of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702; Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, corrected in Instrument No. 20140530-0046816, Instrument No. 20171002-0100849 Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Attorney's Certificate of record in Instrument No. 20061004-0122836 and Transfer of Declarant Rights of record in Instrument No. 20190819-0083016; Charter of record in Instrument No. 20061004-0122835; Easement agreement of record in Instrument No. 20060928-0120211; Reciprocal easement agreement of record in Instrument No. 20041103-0132451; Stormwater quality agreement of record in Instrument No. 20040916-0111454; Agreement and release of record in Instrument No. 20060928-0120212; Conveyance to 401 Church Street, LLC, of record in Instrument No. 20060928-0120210; Air rights reservation of record in Instrument No. 20000815-0080915; Capital Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 also recorded in Book 10512, page 464; Book 98, page 1187 and BL2002-1033 also recorded as Instrument No. 20020626-0076795; All matters shown on the plat of survey by Judy I. Judson, RLS No. 1935, with Barge Waggoner Sumner & Cannon, Inc., dated November 4, 2003, last revised September 23, 2004, File No. 8659-11; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 11th day of July, 2024.

Kimbrough L. Dunlap III

Paula R. Dunlap

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kimbrough L. Dunlap III and Paula R. Dunlap, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of July, 2024.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

File No.: 38632

I, J. Trent Lehman, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/11/24 (date of document).

Affiant Signature

7/11/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY